



102 Old Lane, Birkenshaw, Bradford, BD11 2JX

NO CHAIN: Well presented End Town House that would make an ideal purchase for either first time buyers or for someone downsizing. Situated in this ever popular location, within walking distance to Birkenshaw Village, Birkenshaw Primary School. Within catchment area for BBG Academy. Provides 2 Double Bedrooms, with twin driveway & gardens. **NOT TO BE MISSED.**

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Double Bedrooms & Bathroom.

Asking Price £190,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

102 Old Lane, Birkenshaw, Bradford, BD11 2JX

ENTRANCE HALL Composite door.

LOUNGE 12' (3.66) x 12' (3.66) into alcove

Feature Log Burner built into chimney breast.

KITCHEN 15' x 6' (4.57m x 1.83m)

Superb, modern Kitchen with range of units, worktops and sink unit. Built in oven, hob and extractor fan. Integrated fridge and freezer. Access to:-

REAR PORCH Plumbed for washer/dryer.

LANDING

DOUBLE BEDROOM 1 12'10" x 10' max (3.9m x 3.05m max)

Built in wardrobe.

DOUBLE BEDROOM 2 9' x 9' (2.74m x 2.74m)

BATHROOM/W.C. Modern white Bathroom suite with fitted shower over the bath and Vanity sink unit. Part tiled walls.

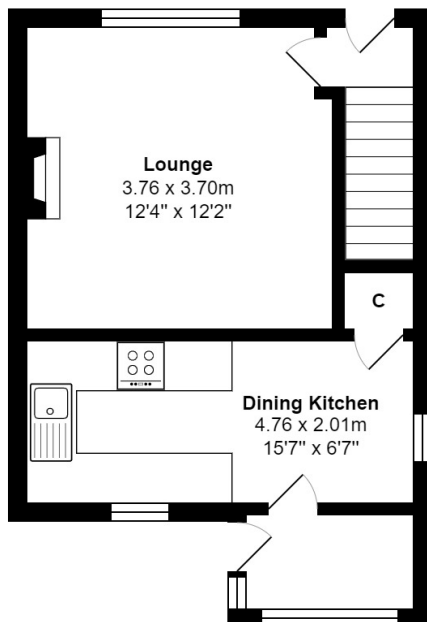
Heated towel rail.

OUTSIDE Landscaped, tarmacked twin driveway with security bollard. Low maintenance garden to the rear.

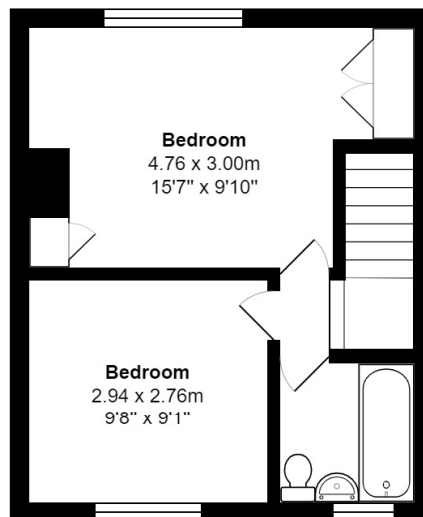
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor



First Floor

Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		